PRE BID QUERY

Installation and Commissioning of Retail Fuel Outlets

Tender Notification No.09/2026-27 dt:15.06.2026

04.06.2026

Sl. No.	TENDER CLAUSE	TENDER CONDITIONS	Queries from Bidders	Amendment/ Response to the queries.
1.	Bid Summary (10)	The Period of License is 10 (Ten) years. Extendable by 06 (six) years on mutual acceptance.	M/s Nayara Energy has requested to increase the License period to 21 years & Right to First refusal. As huge investment is involved, requesting 21 years & while extension after tenure to consider the right of first rejection in the subsequent tender.	Tender Conditions Prevails
2.	Bid Summary (11)	The selected licensee will be provided with (License fee-free) rent-free gestation period of 03 months from the effective date of agreement. The payment of License fee commences after completion of gestation period or the commencement of the business whichever is earlier. The gestation period is provided for developing the space & submission of plans, obtaining approval of plans from BMTC. The space will be provided	M/s Nayara Energy, has requested to increase the Gestation period to 15 months as: 1. Fuel pump commercial conversion- 5months 2. NOC period (PESO, BBMP, PWD, BESCOM, FIRE, POLICE, POLLUTION- CONTROL, BUILDING PERMISSION, REVENUE & all other statutory approvals)- 7 months required. 3. Construction – 3 Months.	Refer the Amendment
		under "as is where basis" condition.	Total-15 months	
3.	Bid Summary (10)	There shall be annual escalation of 7% every calendar year w.e.f 1st of January every year over the license fee of the previous year. However, in the first year the escalation in the license fee shall be limited @ 0.6% per month for every completed month up to 31st	M/s Nayara Energy, has requested to reduce the Rental Escalation: yearly 3% As the model tenancy act, 2021 framework recommends moderate, transparent escalation pattern than steep annual increase.	Tender Conditions Prevails

		December subject to maximum of 7% and subsequently in the same manner during the extension of this License agreement, if any. Example:—If—the—License—period commences on or after 01.06.2025, the entire month of June-2025 will be considered for calculating the annual escalation. During any extension or renewal period of this License Agreement, the annual escalation rate shall be 8% over the License Fee applicable for the immediately preceding year."		
4.	ITB (7)	An interest free refundable Security Deposit of 06 times monthly License fee shall be deposited at the time of entering into the Agreement. This Security Deposit shall be returned without any interest after completion of agreement period after deducting the dues if any.	M/s Nayara Energy has requested to reduce Security Deposit: 3 months.	Tender Conditions Prevails

Chief Traffic Manager (Com)
(Tender Inviting Authority)